

COMMUNITY FACTS AND FACTORS

City Has Increased From One to Nearly Fifteen Square Miles

TORRANCE TODAY AND YESTERDAY

Expansion Has Given City Ranking Place Of Fifth in County

Only Los Angeles, Long Beach, Glendale and Pasadena Outrank Torrancia in Municipal Area

CITY HALF THE SIZE OF LONG BEACH

Modern Industrial City Is Also One of Finest Potential Residence Sections of Southwest

EDITOR'S NOTE.—This is the third of a series of articles, graphically illustrated, on various phases of the community's growth, development and condition. Data and charts are compiled and prepared from authentic records by Secretary Carl L. Hyde of the Torrance Chamber of Commerce. We suggest that these articles be clipped and preserved as they appear from time to time, furnishing in the end a comprehensive analysis of the community.

Previous articles of the Facts and Factors series have referred to recent substantial annexations of territory to the city of Torrance. As a supplement to the previous articles, and as background for parts of the series yet to come, it will be well to consider here the basic reasons for these annexations.

Jared Sidney Torrance, when he first planned the city, caused a thoughtfully conceived, well ordered and balanced scheme to be laid out, commonly known as the Torrance Tract, comprising 670 acres or approximately one square mile. The tract embraced the original industrial sections, the business district and residential areas.

In May, 1921, the city was incorporated and the boundaries extended to embrace four square miles, as shown in the accompanying map. Under ordinary conditions this increased area—as great a territory as that embraced by Vernon, Hawthorne, Huntington Park or Manhattan Beach today—would have been sufficient to accommodate by substantial growth in several natural channels, namely: industrial expansion, development of small acreage home sites in outlying areas, and extension of the originally well ordered residence section.

The discovery and development of oil, however, and the acquisition of very large areas by the Santa Fe Railway Company, through its

subsidiary, the Chanstor-Carfield Midway Oil Company, for industrial usage, completely changed the Torrance picture, and shrank the residential expansion area to practically the size included in the original Torrance tract. While the area now occupied by oil development eventually will come back to normal surface usage, the date of this retrieving is too indefinite to make possible any intelligent planning upon it at any given time.

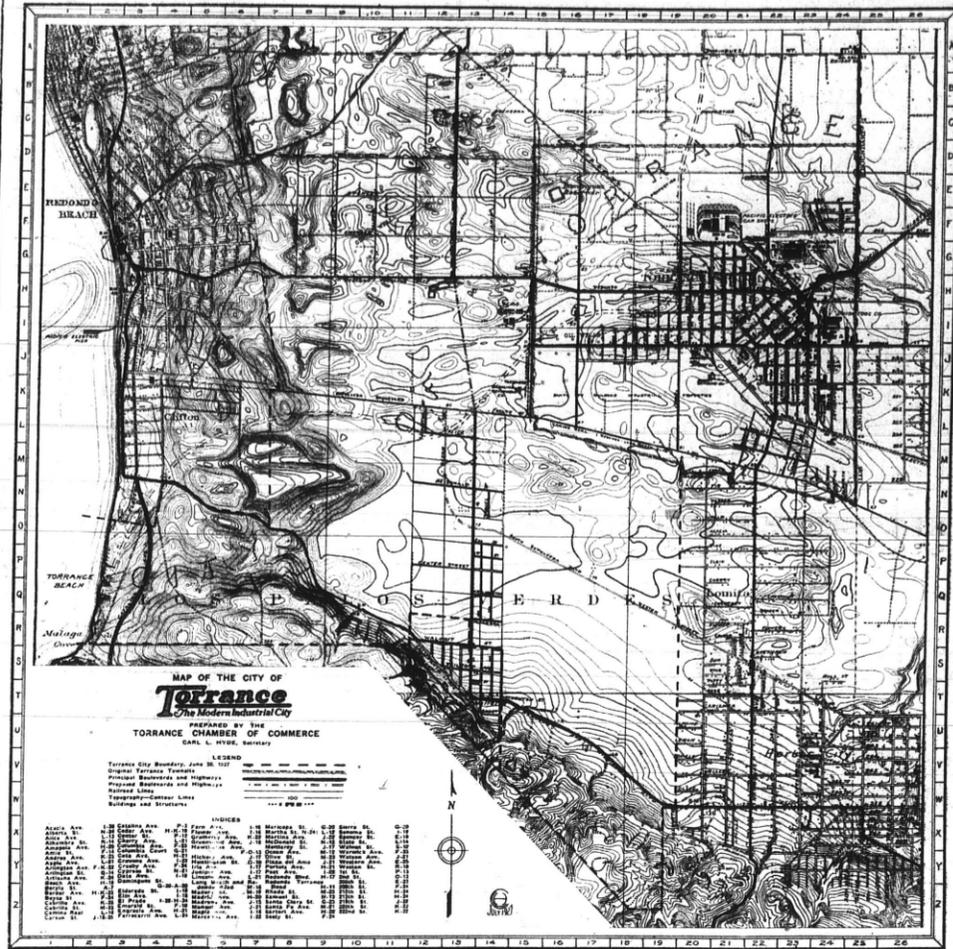
With the great increase in potential industrial acreage, and corresponding decrease in potential residence area, one logical expedient was at hand—acquisition of additional territory—to embrace within the municipality sufficient area to insure a normal, healthy and progressive growth.

Eberle and Riggelman, a reputable statistical firm of Los Angeles, furnished a thorough analysis of these facts in industrial and civic surveys of Torrance. Their computations were on a scientific basis, analyzing all factors of population and its community relationship. Eberle and Riggelman surveyed the areas occupied by industrial plants, the total number of employees in the plants and the total number of dwellings and the actual number of families. An interesting fact divulged by the resulting figures was that 25 persons was the average for each Torrance industrial acre. Torrance industries were largely heavy industries, with chiefly one floor plants, requiring comparatively large acreage per employee engaged.

It required only simple mathematical computation to determine that additional territory was necessary to accommodate the ultimate industrial expansion.

In consideration of raw acreage for residential usage, it must be remembered also that certain deductions have to be made, caring for streets, schools, areas required for other public purposes, churches, community stores and so forth. The entire plan of Torrance's annexation program was worked out carefully, and was largely the result of the industrial and civic surveys, together with other observations and studies of later date.

The Torrance annexations have given the city an area which furnishes interesting graphic comparison with other cities of Los Angeles county, as shown in the accompanying chart. Torrance, with its present 14.75 square miles, is the fifth ranking city in municipal area in the county. Los Angeles, the great city of the southwest, of course ranks first. Long Beach, in second place, is only twice as



MAP OF THE CITY OF Torrance The Modern Industrial City TORRANCE CHAMBER OF COMMERCE CARL L. HYDE, Secretary

large as Torrance, with 28.75 square miles. Glendale and Pasadena are tied for third and fourth with 17 square miles each.

The area that Torrance now possesses, including the beautiful rolling stretches of the Ellinwood properties and the Huntington-Redondo estate adjoining Palms Verdes and Clifton Heights, and having beach frontage of three miles, is one of the finest potential residence sections in the entire southwest. It will be traversed by the great Hollywood - Palms Verdes Parkway project, providing a rapid transit thoroughfare from the central portion of Los Angeles.

This territorial growth is an insurance policy for Torrance's future greatness. In the meantime, the city receives substantial revenue from the vast area, making possible an extremely low municipal tax rate, as previously discussed. On the face of carefully assembled facts and figures, Torrance is destined to become an industrial giant, and in taking stock of the future, it will be realized that present plans for growth and development have been well laid.

MUNICIPAL AREAS COMPARED

Hermosa	1.25
Redondo	2.00
Culver City	2.50
El Monte	3.00
South Gate	3.00
Hawthorne	4.00
Huntington Park	4.00
Manhattan Beach	4.00
Vernon	4.00
El Segundo	5.40
Compton	6.00
Inglewood	7.75
Santa Monica	10.00
TORRANCE	14.75

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REBEKAH NOTES
Mrs. Gladys Kern was installed as vice-grand of the Hawthorne Rebekah lodge last Friday evening. Mrs. Kern was one of the charter members of Trio lodge. Trio Rebekahs who attended the installation were Mrs. Julius Gertzen and Mrs. John Waite.

Mrs. H. E. Hesse, Mrs. R. S. Frownfelter, Mrs. Julius Gertzen, Mrs. H. P. Christensen, Mrs. R. I. Hudson and Mrs. John Waite attended the installation of Angeleno Mesa Lodge, No. 36, and installation of officers last Saturday afternoon. In the evening the Inglewood Lodge initiated twelve candidates.

REBEKAH FOOD SALE
Trio Rebekah Lodge will hold a food sale next Saturday, July 23, in the Schmidt market on Normandie avenue.

That lunch of Rebekahs are sure good cooks—better not miss it!

Mr. and Mrs. George Parr of Santa Monica were entertained at dinner Sunday by Mr. and Mrs. Harvel Guttenfelder of Anapola avenue.

List Your Property With Us

Wonderful corner for stores, apartments or court. Redondo Blvd. and Cravens, 60x147 to alley. \$100.00 front foot.

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- 5 rms., new stucco unfurnished. 45.00
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